

JANUARY 30, 2017

ITEM NO.: 1

File No.: Z-7560-A

Owner: The C Street Group, LLC

Applicant: Lance Levi

Address: 500 Valmar Street

Description: Southwest corner of Valmar Street and Capitol Avenue

Zoned: R-3

Variance Requested: Variances are requested from the area provisions of Section 36-255 and the building line provisions of Section 31-12 to allow enclosure of an existing porch with reduced front setback and which crosses a front platted building line, and a porch addition with reduced side setback.

Justification: The applicant's justification is presented in an attached letter.

Present Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

STAFF REPORT

A. Public Works Issues:

No Comments.

B. Staff Analysis:

The R-3 zoned property at 500 Valmar Street is occupied by a one-story frame single family residence. The property is located at the southwest corner of Valmar Street and Capitol Avenue. The property contains 15 foot front (north) and side (east) platted building lines, as the property along with the property immediately to the west, was replatted a number of years ago. The residence contains an existing covered, unenclosed porch (6.2 feet by 14.5 feet) on the north side of the structure and an existing deck (10 feet by 10 feet) at the southwest corner of the house. The deck is in the rear yard area and is uncovered and unenclosed. The existing porch on the north side of the house has a front setback of nine (9) feet to 9.5 feet, crossing the front platted building line by 5.5 to six (6) feet.

The applicant is in the process of constructing a new front porch on the east end of the residence, as noted on the attached site plan. As part of the remodeling project, the applicant proposes to enclose the porch on the north side of the residence for additional living space. The porch enclosure will maintain the existing front setback.

The applicant also proposes to reconstruct the deck at the southwest corner of the house. The deck will remain uncovered and unenclosed. The deck will maintain the same four (4) foot side setback (west side) as the existing deck. New steps will extend from the south side of the deck into the rear yard area.

Sections 36-255(d)(1) and (2) of the City's Zoning Ordinance requires a minimum front setback of 25 feet and a minimum side setback of five (5) feet. Section 31-12(c) of the Subdivision Ordinance requires that building line encroachments be reviewed and approved by the Board of Adjustment. Therefore, the applicant is requesting variances from these ordinance standards to allow the building additions with reduced front and side setbacks and which crosses a front platted building line.

Staff is supportive of the requested setback and building line variances. Staff views the request as reasonable. The porch enclosure and deck reconstruction will maintain the same building foot print as currently exists. The new front porch on the east end of the residence complies with ordinance standards. This general area contains a mixture of lot orientations, with some lots running north/south and others running east/west. The subject property was originally platted with the side yard running along Capitol Avenue (north). When the lots were replatted, the orientation was changed. Staff feels that the existing orientation of the house is compatible with the general area. Staff believes that enclosure of the existing porch and reconstruction of the existing deck will have no adverse impact on the adjacent properties or general area.

If the Board approves the building line variance, the applicant will have to complete a one-lot replat reflecting the change in the platted front building line for the addition. The applicant should review the filing procedure with the Circuit Clerk's office to determine if the replat requires a revised Bill of Assurance.

C. Staff Recommendation:

Staff recommends approval of the requested setback and building line variances, subject to the following conditions:

1. Completion of a one-lot replat reflecting the change in the front platted building line as approved by the Board.
2. The deck at the southwest corner of the residence must remain uncovered and unenclosed.